

MEMORANDUM OF SALE

«Property\_Address», «City»  
«Serial»

I, \_\_\_\_\_ have this 24<sup>th</sup> day of  
September, 2015, purchased the premises described in the annexed Notice of Sale for the  
sum of \_\_\_\_\_ dollars  
(\$ \_\_\_\_\_) and hereby promise to comply with the terms and conditions  
of the sale of said premises as set forth in the attached Terms of Sale and in this  
Memorandum of Sale.

1. The County will prepare a Referee's Deed in the name of the person or entity set  
forth below. Any requests for assignments, name changes, additional descriptions or  
other changes made after the date of the sale will not be processed unless a fee of \$75.00  
is paid by the party requesting the same.

Name on Deed: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

2. All property is sold "AS IS". Purchaser is responsible for all liens for taxes, water,  
sewer and other municipal charges arising after May 8, 2015 to the extent that the bid  
price does not cover those liens.

3. The balance of the bid price shall be paid in **cash or certified funds** payable to:  
**Joseph L. Maciejewski, Referee** on or before **October 24, 2015** or the deposit will be  
forfeited. Funds must be delivered to Referee's agent 665 Main Street, Suite 300,

Buffalo, New York 14203. The Referee, at his sole discretion, may extend the deadline, but is in no way obligated to do so.

4. The County shall prepare and provide a Referee's Deed to the purchaser. All other expenses of closing, including but not limited to costs of Recording the Referee's Deed, including Real Property Transfer Tax and Transfer Stamps, if any, and title continuation charges and title insurance costs shall be borne by the purchaser.

Dated: September 24, 2015

\_\_\_\_\_  
Purchaser

Received from the said purchaser the sum of \_\_\_\_\_  
\_\_\_\_\_ dollars (\$ \_\_\_\_\_),

being at least twenty percent (20%) of the amount bid by said purchaser for the property sold by me pursuant to the Judgment of Foreclosure and Sale relative to the property described in the Notice of Sale.

\_\_\_\_\_  
Joseph L. Maciejewski,  
Erie County Director of Real Property Tax Services  
Referee

**Closing Contact Information**

Lippes Mathias Wexler Friedman, LLP  
Margaret A. Hurley, Esq.  
665 Main Street, Suite 300  
Buffalo, New York  
716 884-3135 phone  
716 853-5199 fax  
[mhurley@lippes.com](mailto:mhurley@lippes.com)  
Amy Honan, Legal Assistant  
[ahonan@lippes.com](mailto:ahonan@lippes.com)